



DATA CENTER SITES

SEXTON PROPERTIES IN YORKVILLE & RICHTON PARK, IL

FEBRUARY 2025

CONFIDENTIAL & PROPRIETARY | VERITY COMMERCIAL, LLC

DC METRO AREA | CHICAGO | PACIFIC NORTHWEST | ATLANTA | DALLAS | PHOENIX | SAN JOSE



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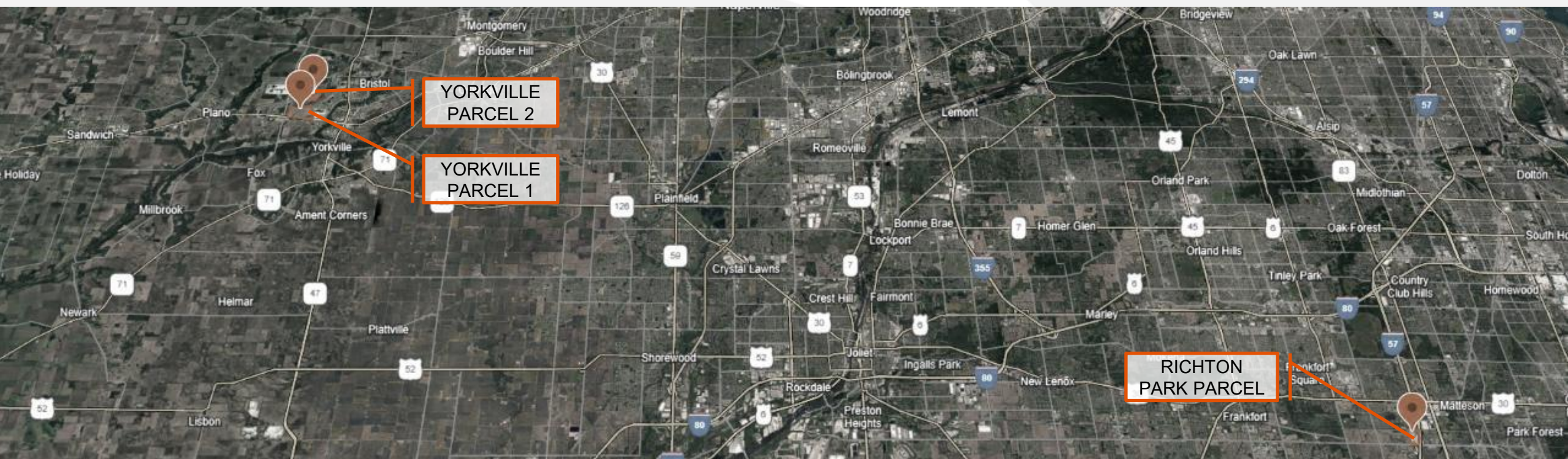
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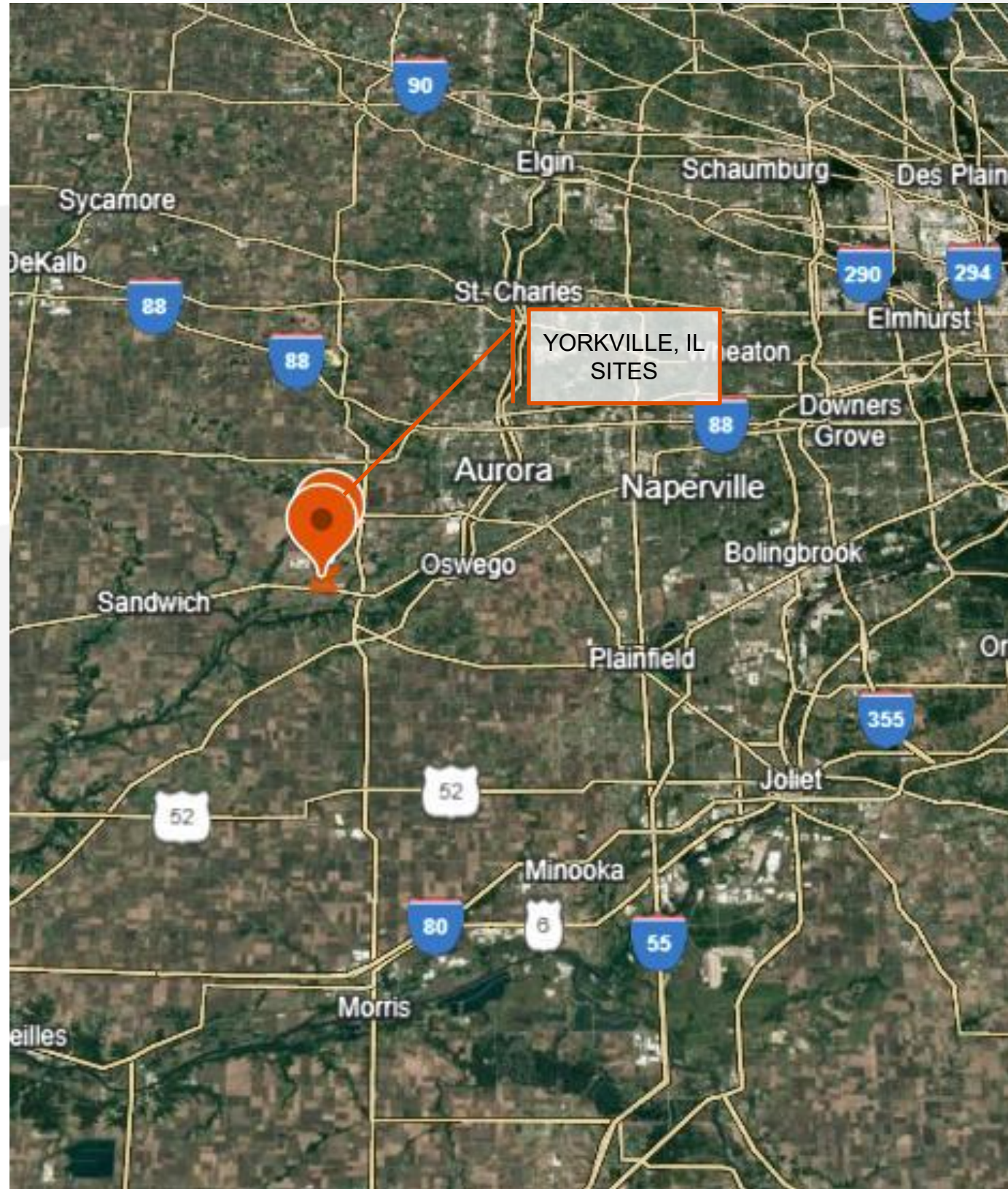


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YORKVILLE, KENDALL COUNTY, IL



- Take advantage of one of the largest assemblages in the Yorkville market at 644+ Acres
- Yorkville Council approved a CyrusOne data center campus site in 2024
- Nearby is Microsoft, having purchased 500 acres in Plano, IL
- Existing city ordinances in place to benefit data center developers
- Over 3,000 acres of land designated for data center development in City's Comprehensive Land Plan
- Take advantage of Illinois' Data Center Investment Tax Exemptions and Credits
- Metronet Fiber Available on-site AND other Long-Haul Fiber providers located within 7 miles of Yorkville
- Yorkville's Plano Substation is one of the largest grid interconnection points in all of ComEd's territory
- Direct access to major highways
- Newly announced projects are poised to bring an additional \$4.3 billion in investment into the Greater Chicago area

YORKVILLE PROPERTIES



Sexton's Yorkville Parcels

- Sexton Parcel 1:
 - 268.3 acres
 - Already Annexed and zoned M-2 (Data Center Use by Right)
- Sexton Parcel 2:
 - 53.43 acres
 - Annexation complete and M-2 zoning scheduled for completion in April 2025

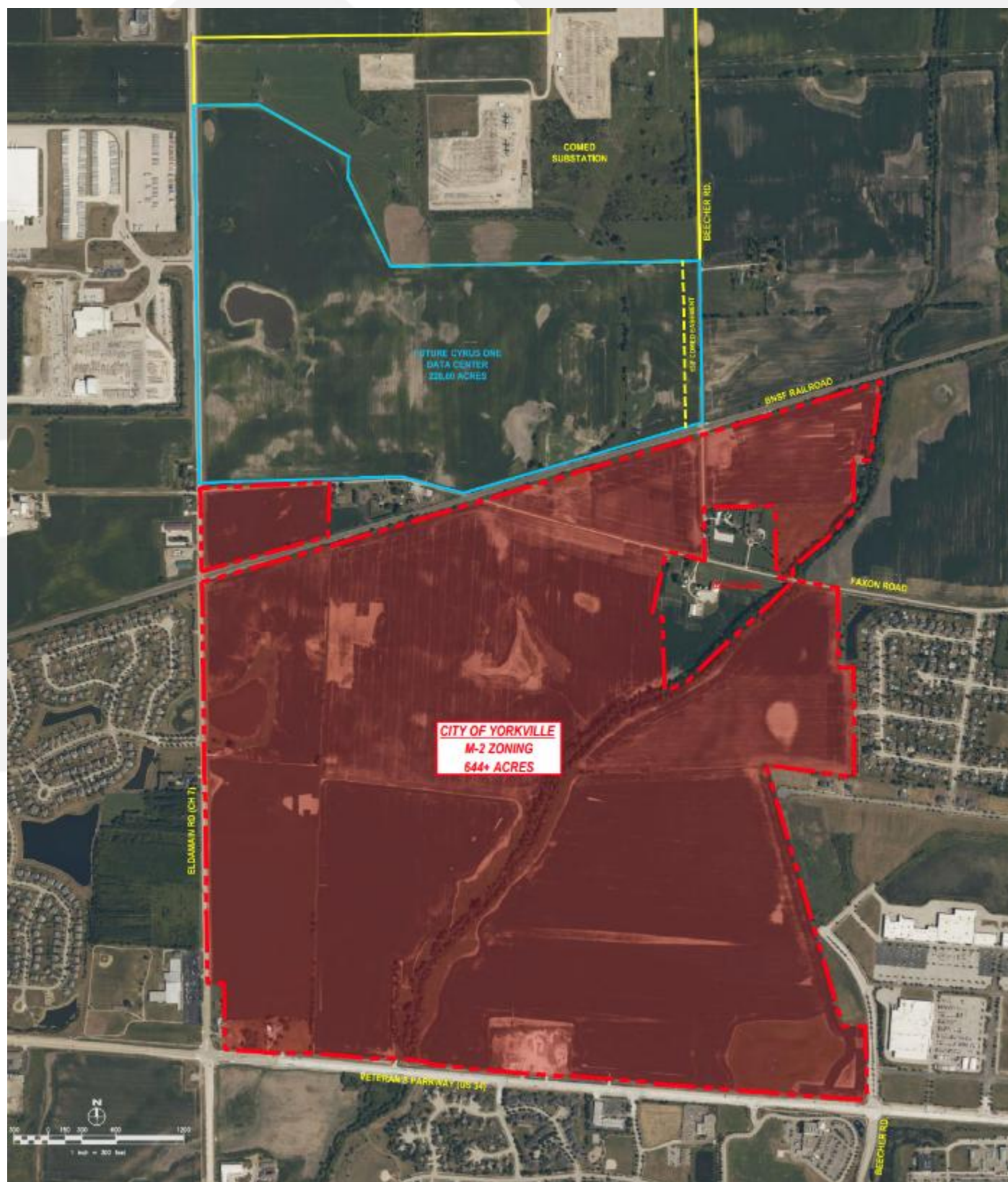
Kelaka's Parcels

- Kelaka Parcel 1: 42.77 acres
- Kelaka Parcel 2: 21.12 acres
- Kelaka Parcel 3: 49.9 acres
 - Annexation and M-2 zoning scheduled for completion on March 11, 2025, for all 3 Kelaka parcels

ComEd Plano Substation

- Substation has access to largest extra-high voltage line (765kV) used within U.S. utility grids
- Property has direct access to substation through a 150' easement through CyrusOne property to the North of the train tracks

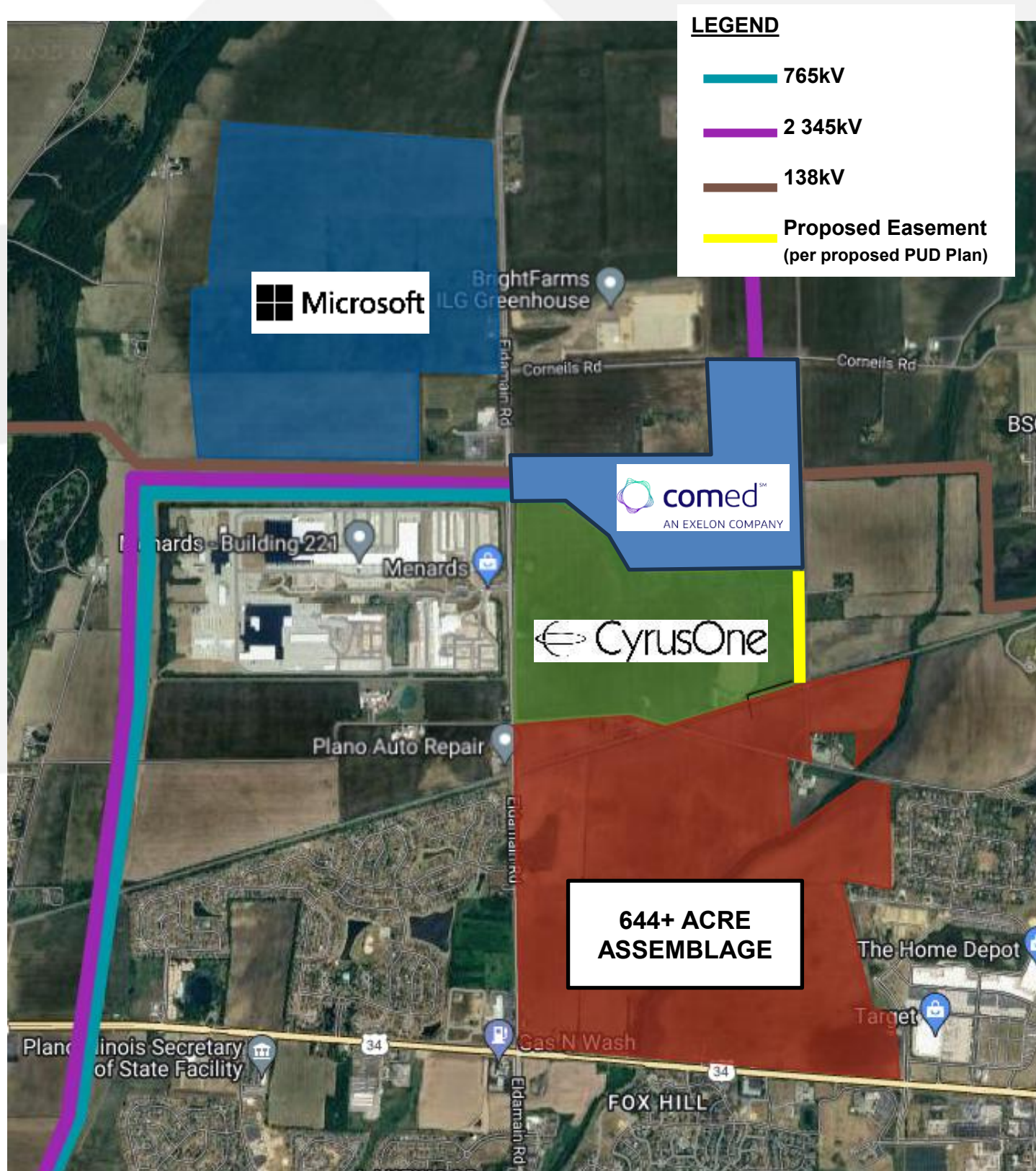
644+ ACRE YORKVILLE ASSEMBLAGE



Highlights

- ComEd Phase 1 power application in progress
- Direct access to ComEd substation via easement through CyrusOne property
- All the land highlighted in **RED** on the adjacent exhibit will be annexed into the City of Yorkville and have M-2 Zoning by April 2025
- Cooperation agreement in process with the adjacent landowners to create a unified offering of 644+ acres.

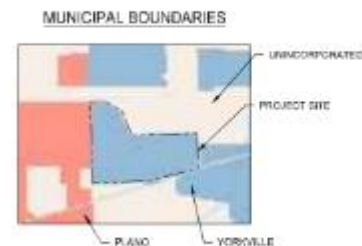
POWER & NEARBY DATA CENTERS



Activity & Announcements

- In April 2024, Microsoft closed on a 505-Acre Parcel
- In July 2024, CyrusOne closed on a 228-Acre Parcel
- In July 2024, the City of Yorkville approved a P.U.D. for CyrusOne to build 9 data center buildings, with the first one coming online in 2026
- CyrusOne's 9-Building site plan with the proposed 150' ComEd easement can be seen on the following page

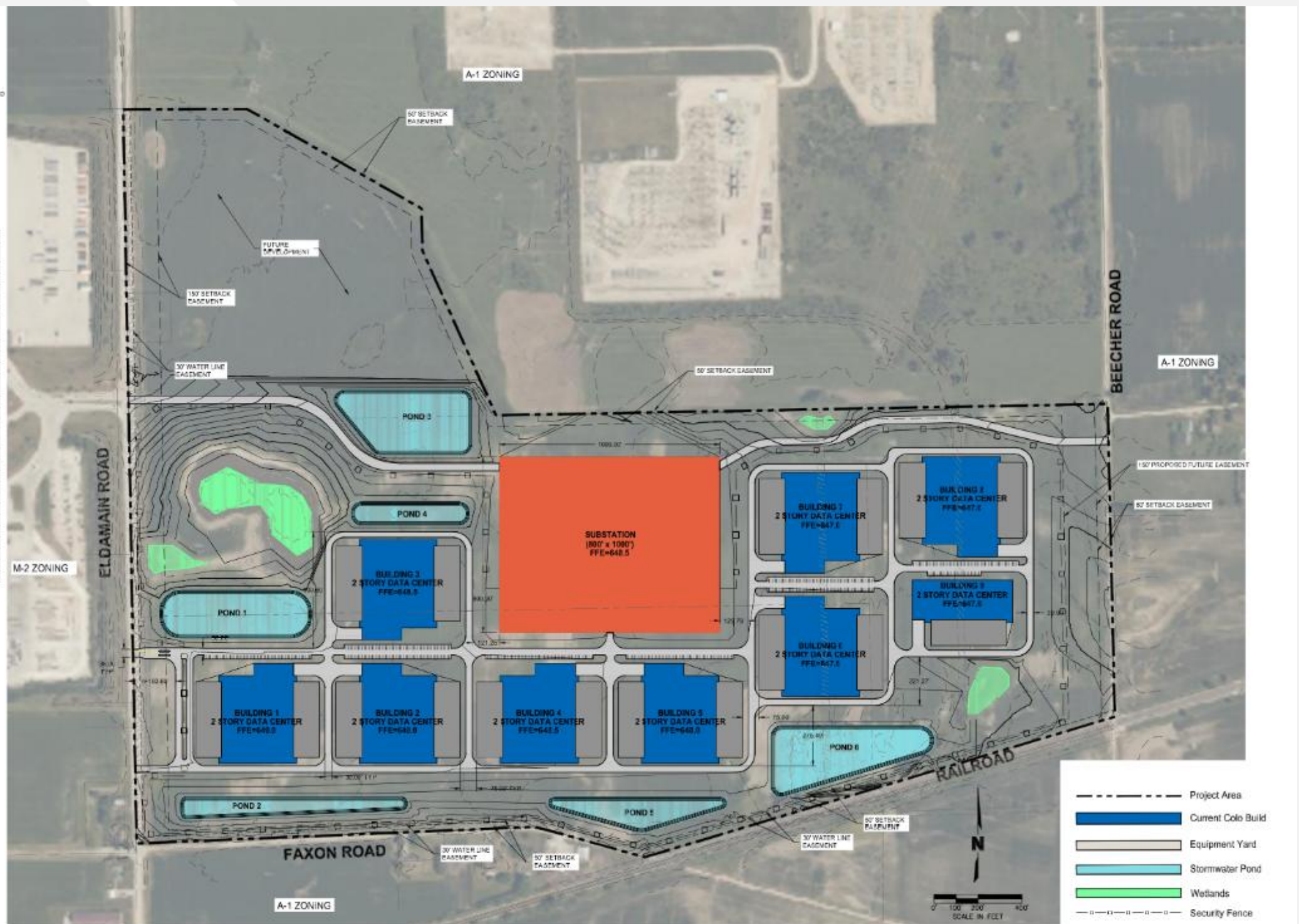
CYRUSONE'S YORKVILLE APPROVED P.U.D.



SITE DATA	
TOTAL SITE AREA	9,996,787 AT SF (228.57 AC ±)
MAX BUILDING HEIGHT	N/A
SETBACKS*	
FRONT (WEST) REQUIRED	25'-0"
FRONT (WEST) PROVIDED	100'-0"
REAR (EAST) REQUIRED	0'-0"
REAR (EAST) PROVIDED	0'-0"
SIDE (N + S) REQUIRED	20'-0"
SIDE (N + S) PROVIDED	50'-0"
TRANSITIONAL SIDE	N/A
*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS REDEVELOPED, THESE SHALL BE NO SETBACKS APPLICABLE TO INTERNAL LOT LINES.	
PARKING	
DATA CENTER PARKING RATIO	0.2 SPACES PER 1,000 SF
REQUIRED PARKING (# SPACES)	450
PROVIDED PARKING (# SPACES)	452
ACCESSIBLE PARKING REQUIRED (# SPACES)	9
ACCESSIBLE PARKING PROVIDED (# SPACES)	27
COVERAGE	
MINIMUM LOT SIDE	N/A
MAXIMUM BUILDING COVERAGE	85%
PROVIDED BUILDING COVERAGE	12.3%
MAXIMUM SITE COVERAGE	85%
PROVIDED SITE COVERAGE	35.6%
MAXIMUM MAX PARK	85%
PROVIDED SITE COVERAGE	24.6%

BUILDING AREAS			
BUILDING #	SIZE	HEIGHT (TOP OF BUILDING)	HEIGHT (TOP OF EQUIPMENT)
BUILDING 1	287,430 SF	55'-0"	70'-0"
BUILDING 2	287,430 SF	55'-0"	70'-0"
BUILDING 3	287,430 SF	55'-0"	70'-0"
BUILDING 4	287,430 SF	55'-0"	70'-0"
BUILDING 5	287,430 SF	55'-0"	70'-0"
BUILDING 6	287,430 SF	55'-0"	70'-0"
BUILDING 7	287,430 SF	55'-0"	70'-0"
BUILDING 8	287,430 SF	55'-0"	70'-0"
BUILDING 9	152,900 SF	55'-0"	70'-0"
TOTAL	2,417,330 SF	N/A	N/A

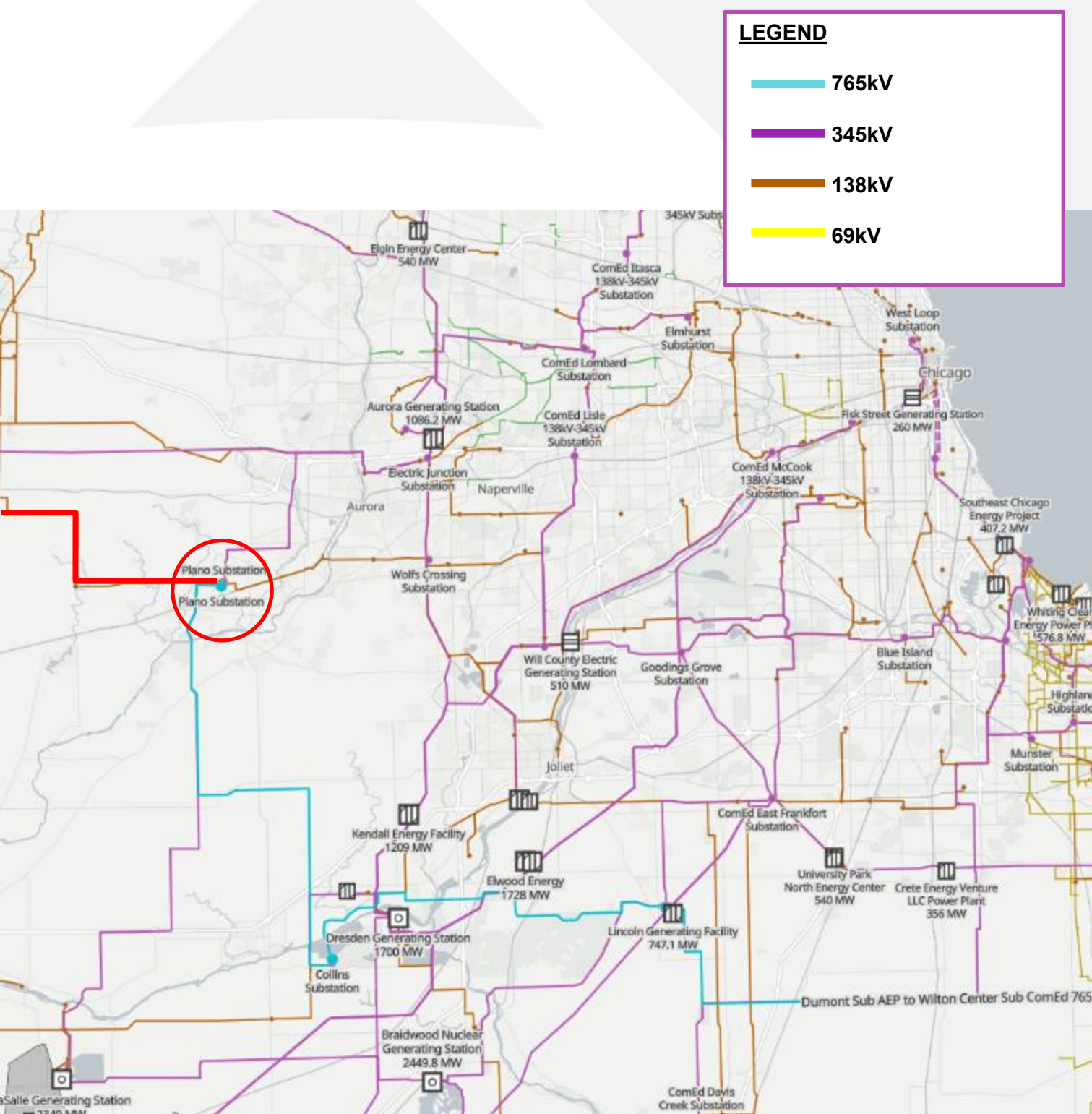
Item	Building	Accession Point	Accession Point
1	8	West 100'	West 100'
2	0	West 100'	West 100'
3	0	West 100'	West 100'
4	1	West 100'	West 100'
5	0	West 100'	West 100'
6	0	West 100'	West 100'
7	0	West 100'	West 100'
8	0	West 100'	West 100'
9	0	West 100'	West 100'
10	0	West 100'	West 100'



CYRUS ONE - YORKVILLE, ILLINOIS - PRELIMINARY PUD PLAN

SCALE: 1" = 200' AT FULL SIZE (24x36)
DATE: April 15, 2024

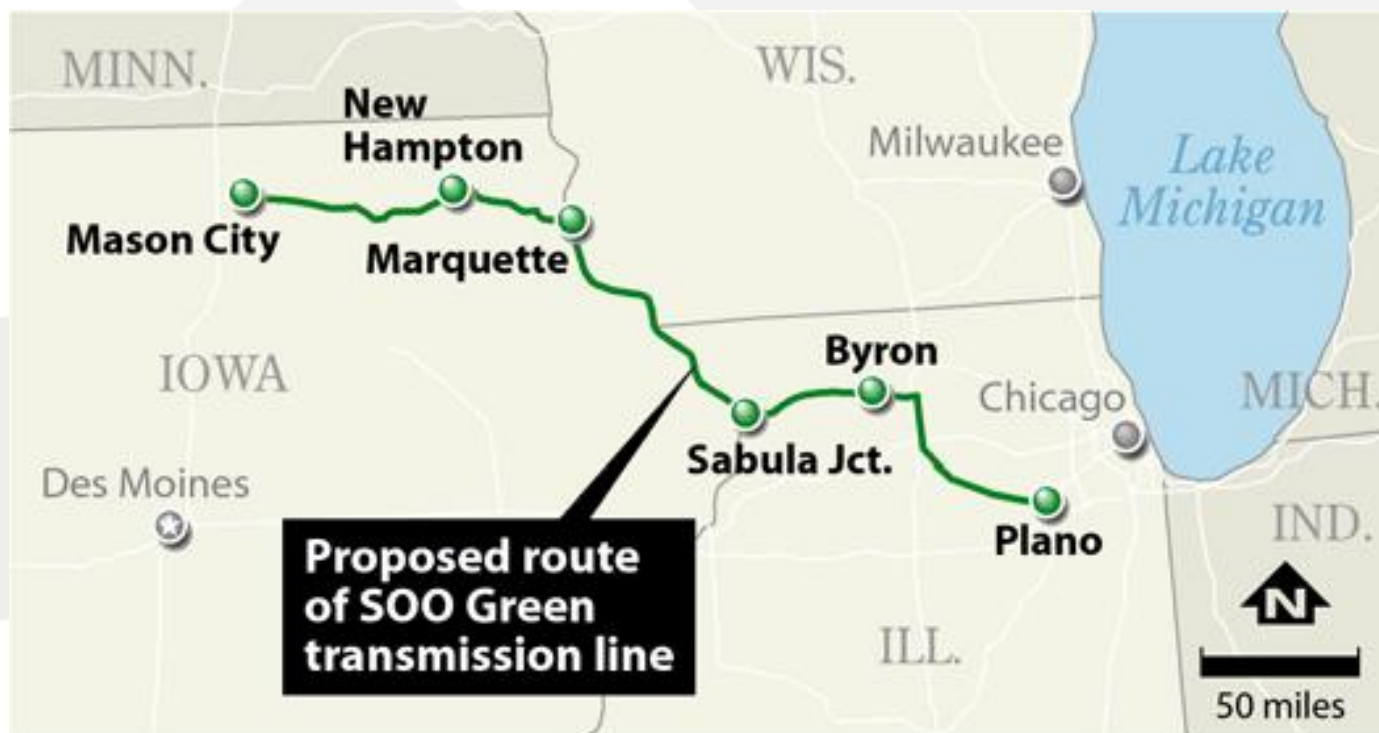
REGIONAL POWER INFRASTRUCTURE



Plano Substation

- The Plano substation (circled in **RED**) is believed to have the greatest future expansion potential of any substation in ComEd's grid
- ComEd already owns easements (traced in **RED**) to the Plano substation to bring additional power from new generation West of Chicago
- Plano Substation location also allows for additional easements through undeveloped farmland
- Plano substation is fed by 2 direct 345kV circuits from LaSalle Nuclear Plant and 1 765kV circuit that connects to AEP's grid in Indiana
- **Sexton's Sites could be included in ComEd's Q1 2025 cluster of grouped engineering studies with expected findings in Q1 2026**

YORKVILLE – SUBSTATION UPGRADES



SOURCE: SOO Green Renewable Rail

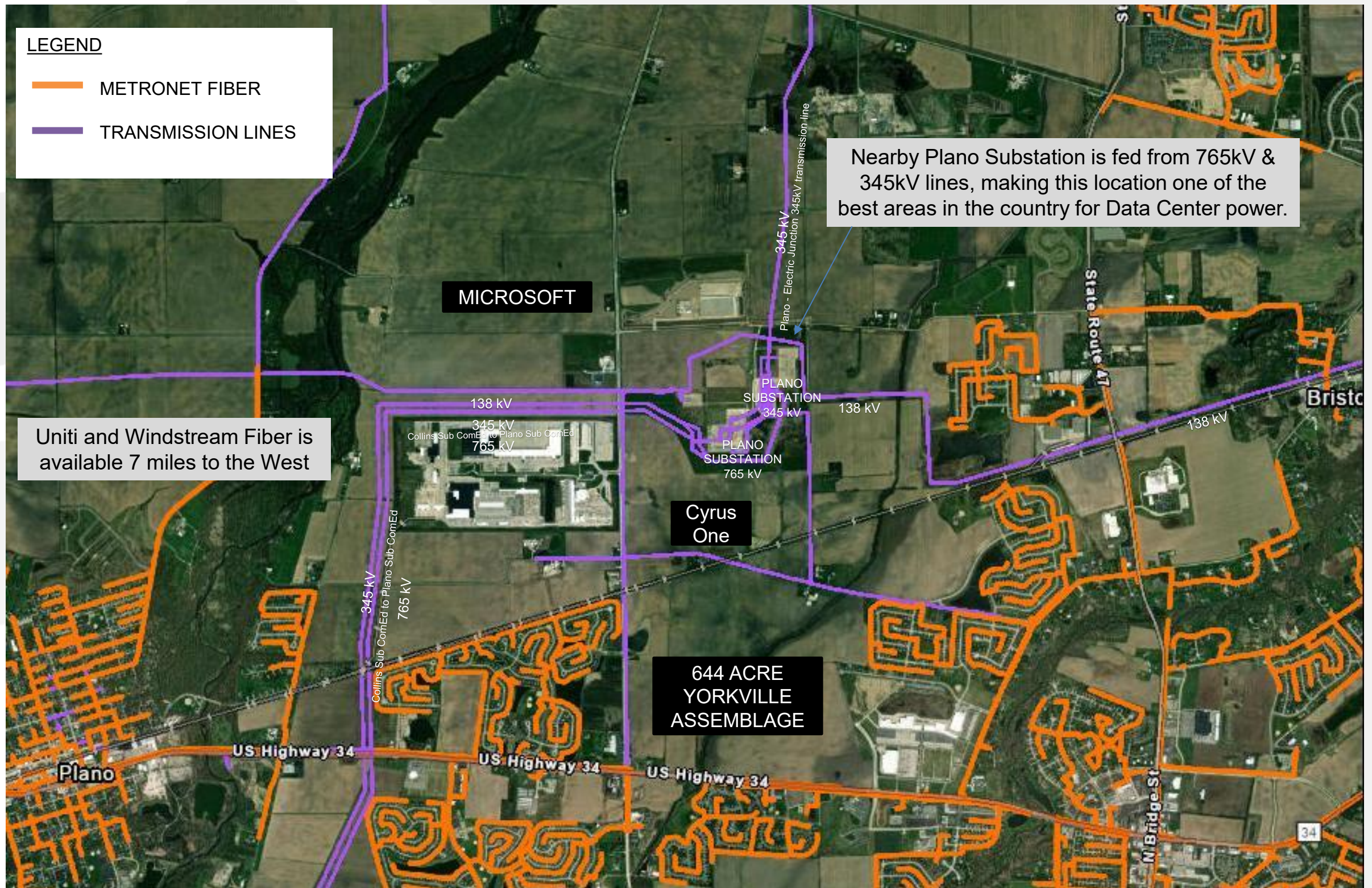
PAUL HORN / InsideClimate News



SOO Green Transmission Project

- Plano is the endpoint destination for the SOO Green transmission project that is scheduled to bring 2.1GW of solar and wind from Iowa to the PJM grid
- SOO Green has already purchased land to build an additional substation at the Plano site.
- Plano substation serves as a point of grid interconnection point between MISO & PJM, benefitting from new generation and transmission projects like SOO Green

POWER & FIBER AVAILABILITY

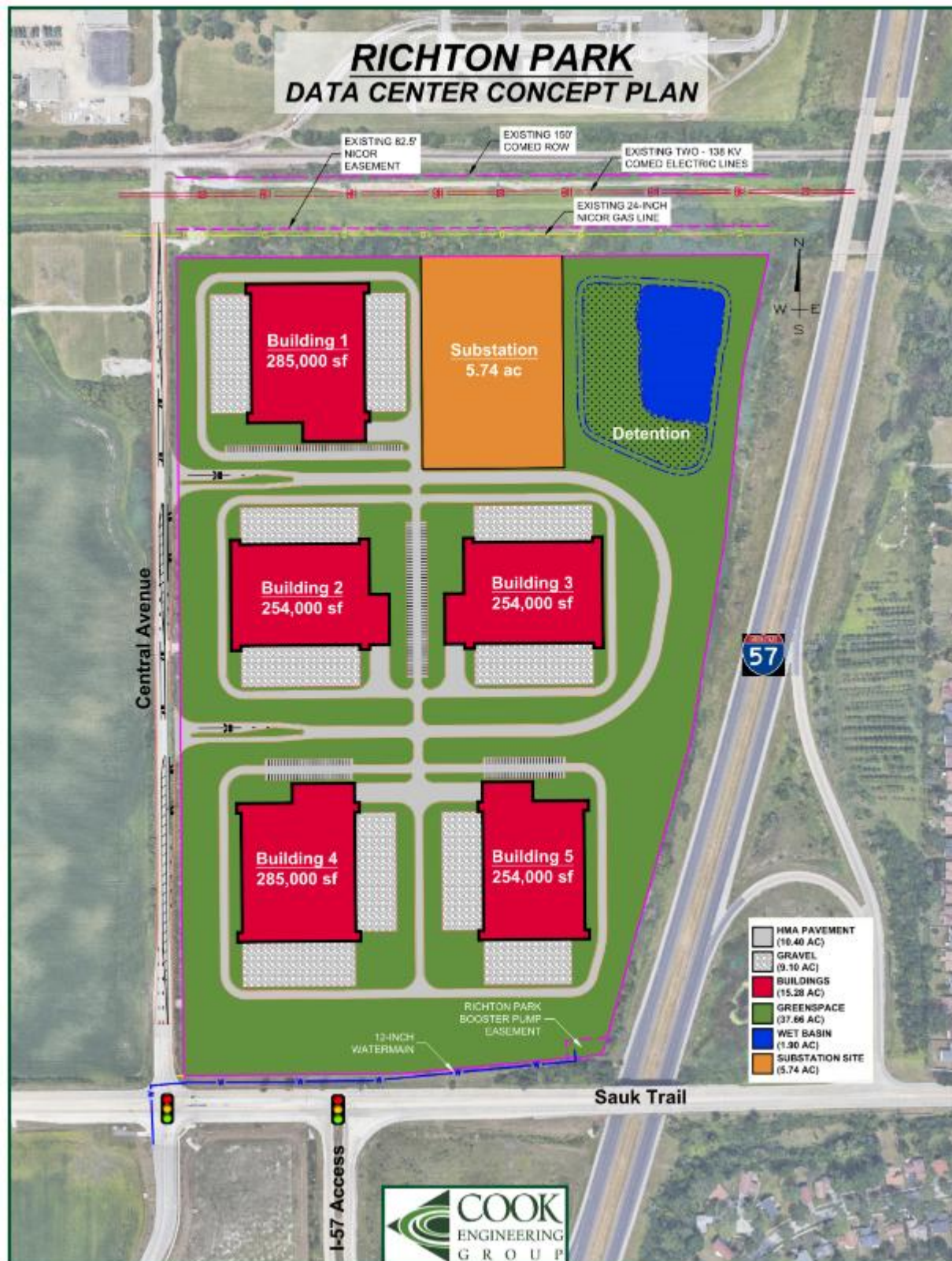


EXISTING YORKVILLE SITEWORK & UTILITIES



- Existing 36" sewer main on property
- Existing 16" water main tie in a few hundred feet from property
- Initial civil engineering work completed with engineer report and cost estimate (available upon request)
- City Incentives available for tax rebates on any infrastructure improvement costs
- 4 signalized access points off of U.S. Route 34 that are already approved through IDOT with right-of-way dedications and conveyed easements
- The topography of the 644+ Acre assemblage is conveniently flat with most grades between 2% and 4%, which will reduce infrastructure costs
- Geotechnical reports exist confirming excellent soil conditions for future development
- Existing utilities and future connections makes this Yorkville assemblage the most cost effective and the fastest site to get "online" in the Yorkville market
- Rob Roy Creek is a non-protected watershed with no floodplain restrictions and is crossable for development

RICHTON PARK PROPERTY SUMMARY



Property Highlights

- Shovel-Ready Property with conceptual engineering and site plan
- 81 Acres, Zoned Industrial
- No Floodway, Flood Plain or Wetlands Designations
- Adjacent to 150' ComEd Easement with Two (2) 138kv Lines
- Adjacent to 82.5' Nicor Easement with an Accessible 24" Gas Line (*GEN-TECH and NICOR Study Available Upon Request*)
- Property Located in a TIF District
- Property Located in an Enterprise Zone (Millions in Value)
- Water Booster Station with 10" Tap Located on Site
- Existing MWRD Approved Detention on Site (\$500,000 Value)
- On-Site Materials for Future Infrastructure Use for Buyer (\$550,000 Value)
- \$22,500 Credit Towards Any Future Permits or Fees to the Village
- 2,500' of Frontage Along Interstate 57 with 4-Way Interchange Access
- Completed Industrial & Commercial Traffic Studies
- 2 Permitted Site Access Points with Cook County Highway Department

RICHTON PARK & NATURAL GAS OPTION

For clients looking to get their projects online as quickly as possible, Sexton's 81-Acre Richton Park parcel in Cook County has the ability to be online and generating up to 200MW of power within months instead of years

Natural Gas Highlights

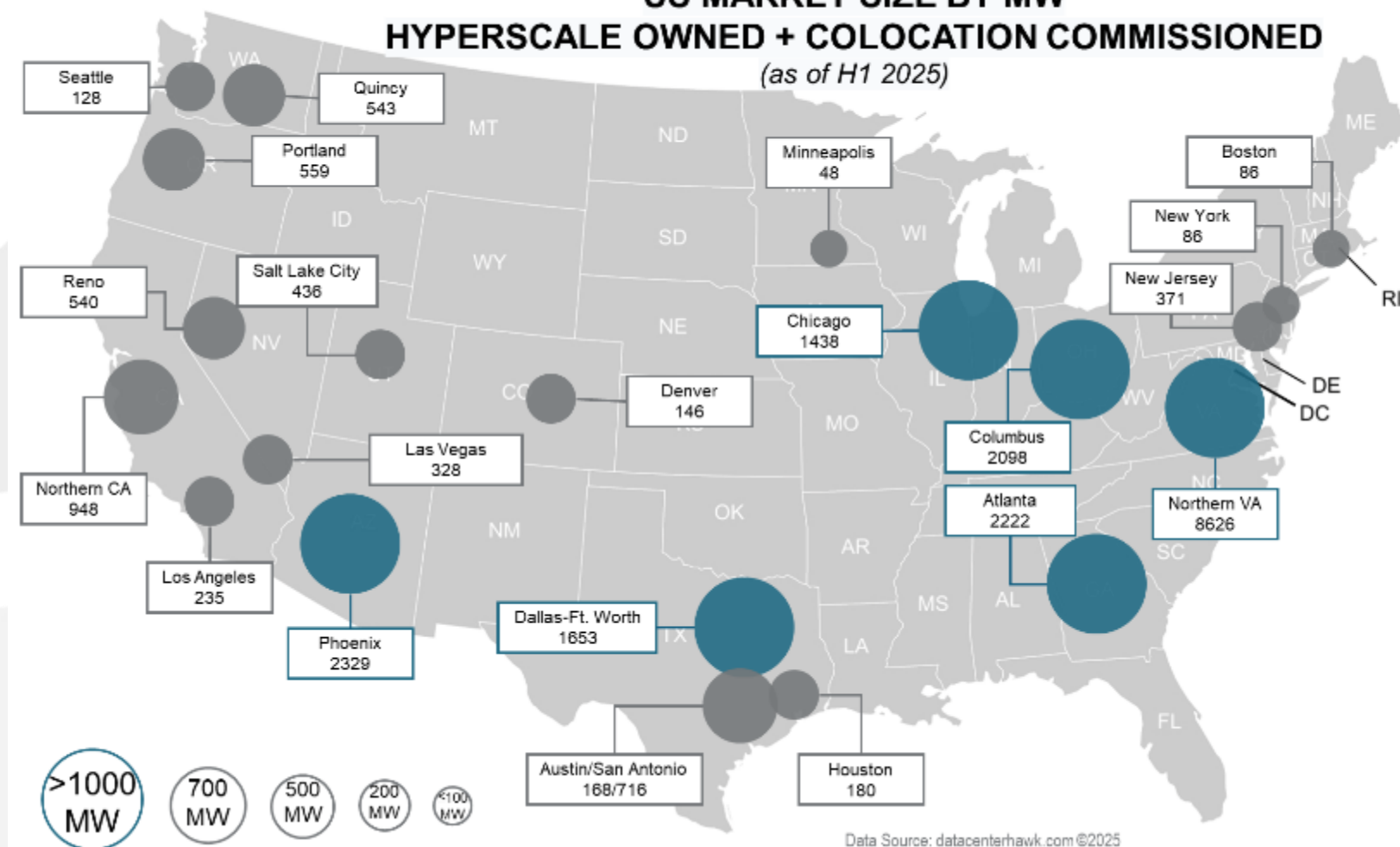
- High-level feasibility study, performed by Nicor, determined the following maximum natural gas volumes and pressures available to the Richton Park Site:
 - Capacity on 24" maximum operating pressure distribution main
 - Supply up to 59 PSI of natural gas
 - Maximum BTU input of 1,586 MMBTU per hour
- Natural gas availability able to produce approximately 200MW of power.

GEN-TECH and NICOR Study Available Upon Request



US DATA CENTER MARKET

US MARKET SIZE BY MW HYPERSCALE OWNED + COLOCATION COMMISSIONED (as of H1 2025)



US Trends

- Supply Growth: Increased by 10% (515 MW) in H1 2024; 24% (1,100.5 MW) year-over-year.
- Vacancy Rates:
 - Primary markets: Dropped to 2.8% from 3.3% year-over-year.
 - Secondary markets: Fell to 9.7% from 12.7% year-over-year.
- Construction Activity:
 - Primary markets: Reached 3,871.8 MW, up 69% year-over-year.
 - Delays due to power shortages and longer lead times for electrical infrastructure.
- Regional Highlights:
 - Atlanta: Under-construction activity rose 76% year-over-year to 1,289.1 MW.
 - Austin & San Antonio: Combined under-construction activity quadrupled to 463.5 MW.
- Preleasing: Nearly 80% (3,056.4 MW) of under-construction capacity preleased.
 - Cloud providers lead demand; AI providers also significant.
- Pricing: Average asking rate for 250-500 kW increased by 7% to \$174.06/kW/month.
- Power Availability: Remained the key factor in site selection.

US MARKET: The U.S. colocation data center market has doubled in size over the past four years, yet vacancy rates have hit a record low of 3% due to insatiable demand. Occupancy has grown at a compound annual growth rate (CAGR) of 30% since 2020. Construction activity has surged, expanding more than sevenfold in just two years.

Supply in primary markets grew by 10% (515.0 MW) in H1 2024, marking a 24% year-over-year increase to 1,100.5 MW. The overall vacancy rate in primary markets dropped to a historic low of 2.8% in H1 2024, down from 3.3% the previous year. Secondary markets saw a similar trend, with vacancy rates declining from 12.7% to 9.7% over the same period. Pricing trends showed a slower growth rate compared to last year, with the average monthly asking rate for a 250- to 500-kW requirement in primary markets rising 7% to \$174.06 per kW/month in H1 2024.

CHICAGOLAND DATA CENTER MARKET

H1 2024
NET ABSORPTION
30.0 MW



TOTAL
INVENTORY
589.6 MW



UNDER
CONSTRUCTION
162.0 MW



POWER
RATE
\$0.0675-\$0.0775 MW



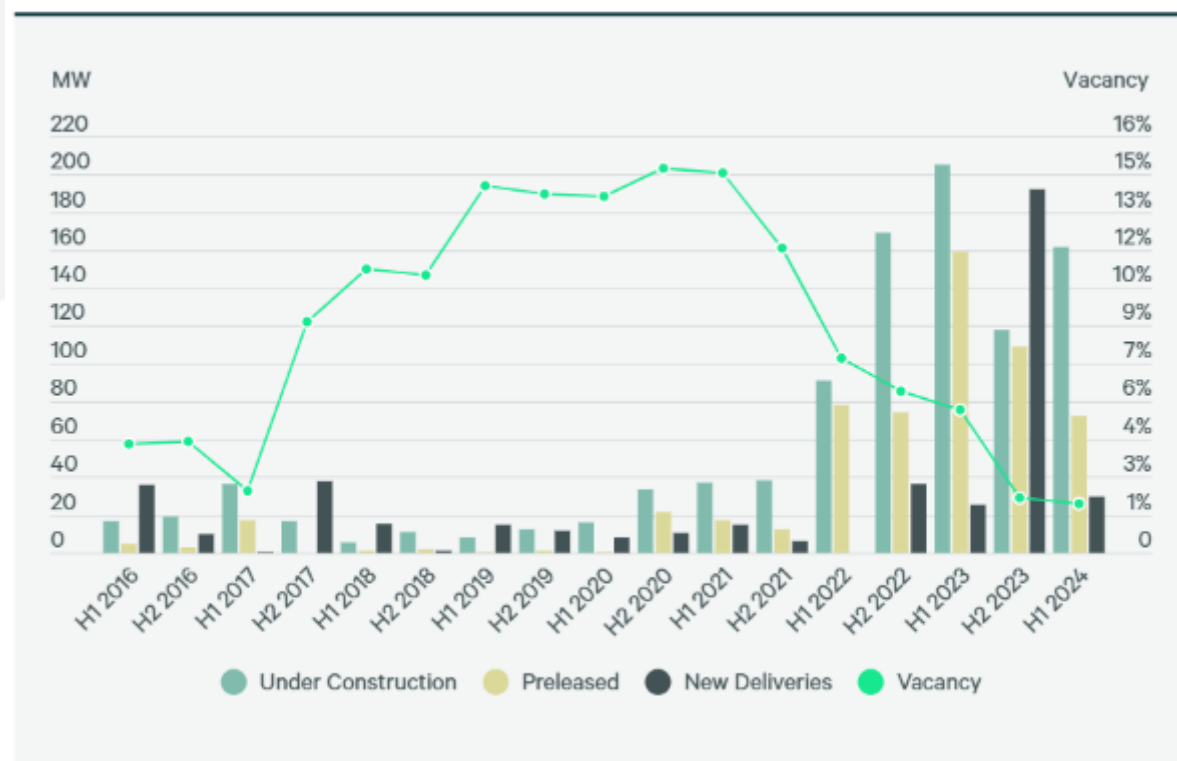
VACANCY
1.9%



Market Trends

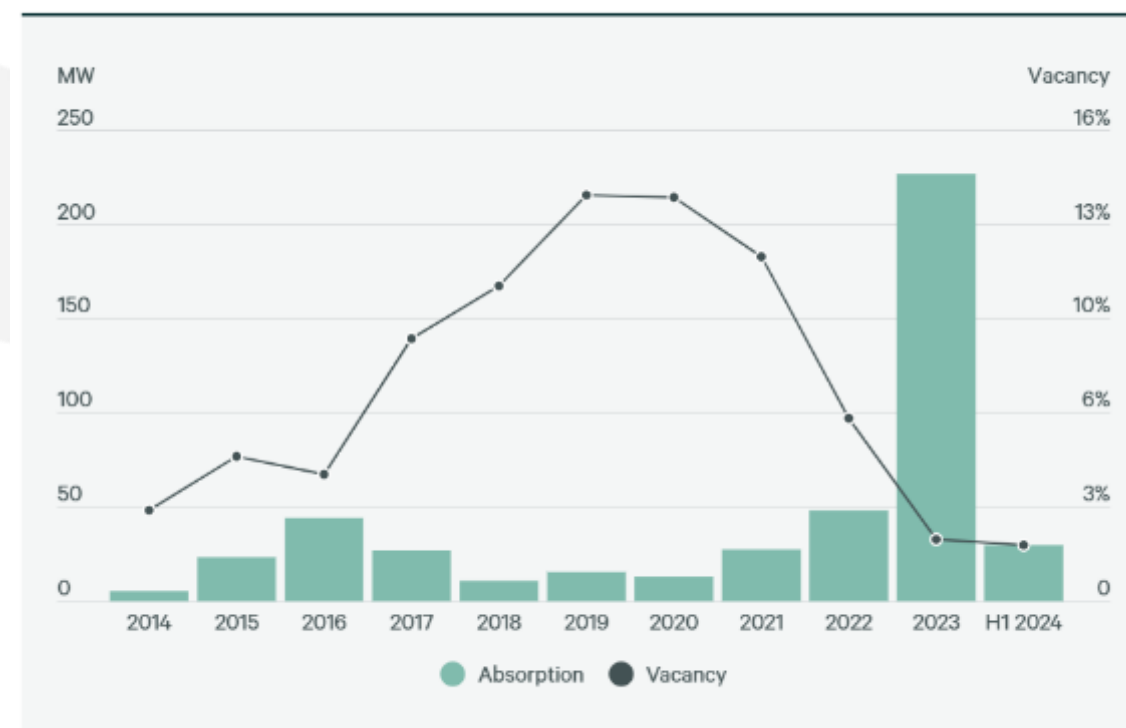
- Demand continued from both third-party colocation operators and major hyperscalers.
- The overall vacancy rate fell to a record-low 1.9% in H1 2024 from 2.1% in H2 2023, as demand outpaced new supply.
- Pricing, especially for small requirements, continued to rise.
- Developers looking for land opportunities in Greater Chicago prioritized power availability over location.
- Significant leasing by MSFT continued in Q2.
- T5 announced its Grayslake campus.
- Iron Mountain began construction on its Des Plaines facility.
- CyrusOne announced its second facility in Aurora.

Figure 1: Historical Market Information



Source: CBRE Research, CBRE Data Center Solutions, H1 2024.

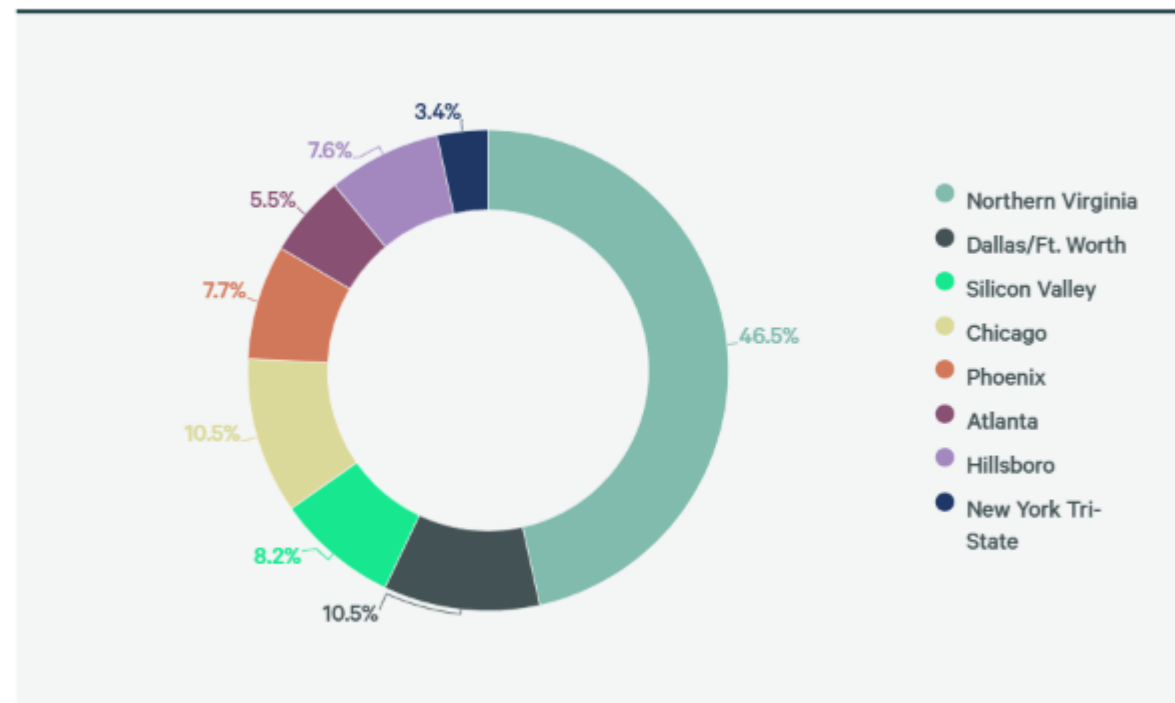
Figure 2: Historical Supply and Demand



Source: CBRE Research, CBRE Data Center Solutions, H1 2024.

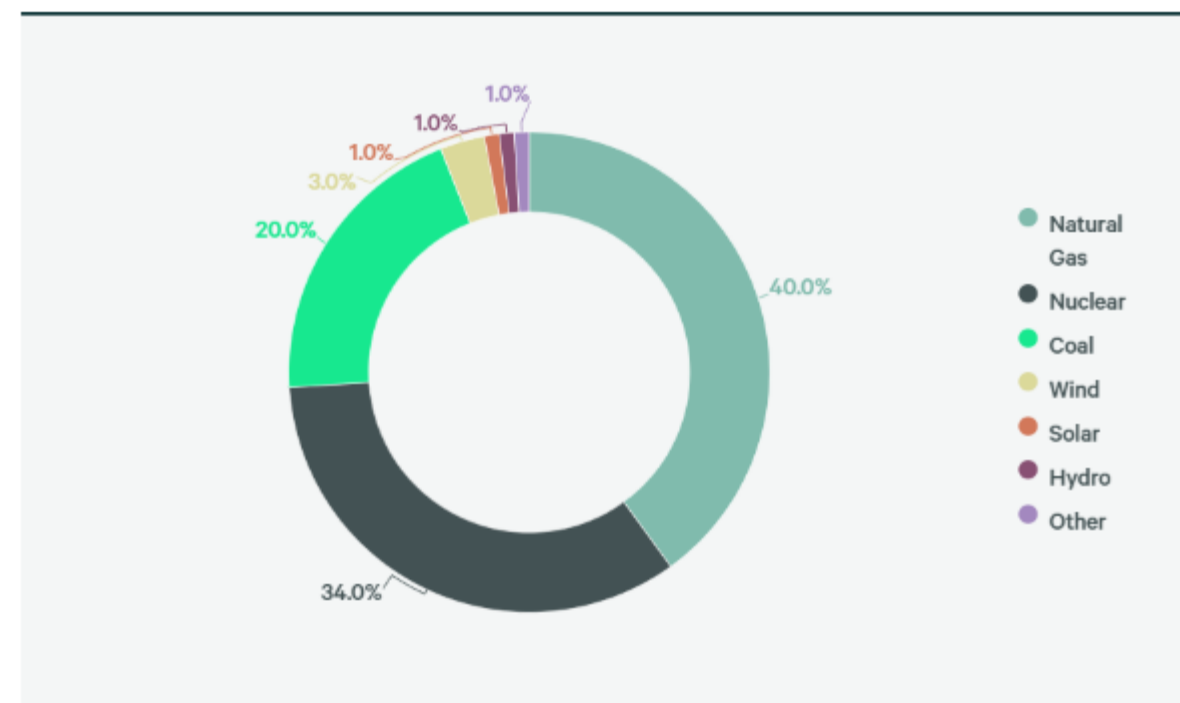
CHICAGOLAND DATA CENTER TRENDS

Figure 3: % of Total Primary Market Inventory



Source: CBRE Research, CBRE Data Center Solutions, H1 2024.

Figure 4: Market Fuel Mix



Source: ComEd.

Figure 5: Average Asking Rates

Average Asking Rates	Minimum	Maximum
10+ MW	\$125	\$130
3-10 MW	\$130	\$135
500 KW-3 MW	\$150	\$165
250-500 KW	\$165	\$175

Source: CBRE Research, CBRE Data Center Solutions, H1 2024.

ABOUT VERITY

Founded in 2010, Verity Commercial is an industry leader in data center real estate, development, and project delivery. The firm is active in every data center centric market throughout the United States.

OUR DATA CENTER SERVICES



SITE SALES: Securing the right location for a data center is key to ensuring operational efficiency, scalability, and security. We understand location, power supply, and regulatory environment are a critical component in data center site sales.



DEVELOPMENT SPONSORSHIP AND PREDEVELOPMENT FUNDING: We provide the support and funding needed during the crucial predevelopment phase, ensuring your project gets off the ground smoothly.



SITE SELECTION AND DEVELOPMENT: Selecting the right site is a competitive advantage to our clients. Our data center brokerage team uncovers off-market sites and vets them for power accessibility, fiber connectivity, water/sewer/natural gas, zoning, environmental factors, tax incentives, and the political environment. We assist our clients in the feasibility study with prompt diligence based on data center experience.



MASTER PLANNING: Master planning sets the foundation for a successful project, aligning all aspects for streamlined execution.



ENTITLEMENTS AND PERMIT MANAGEMENT: Navigating regulations can be challenging. We manage entitlements and permits, ensuring compliance while coordinating with local authorities so we can keep your project on track.



DESIGN AND BUDGET MANAGEMENT: Our team handles design intricacies while keeping a keen eye on budget management, ensuring efficiency every step of the way.



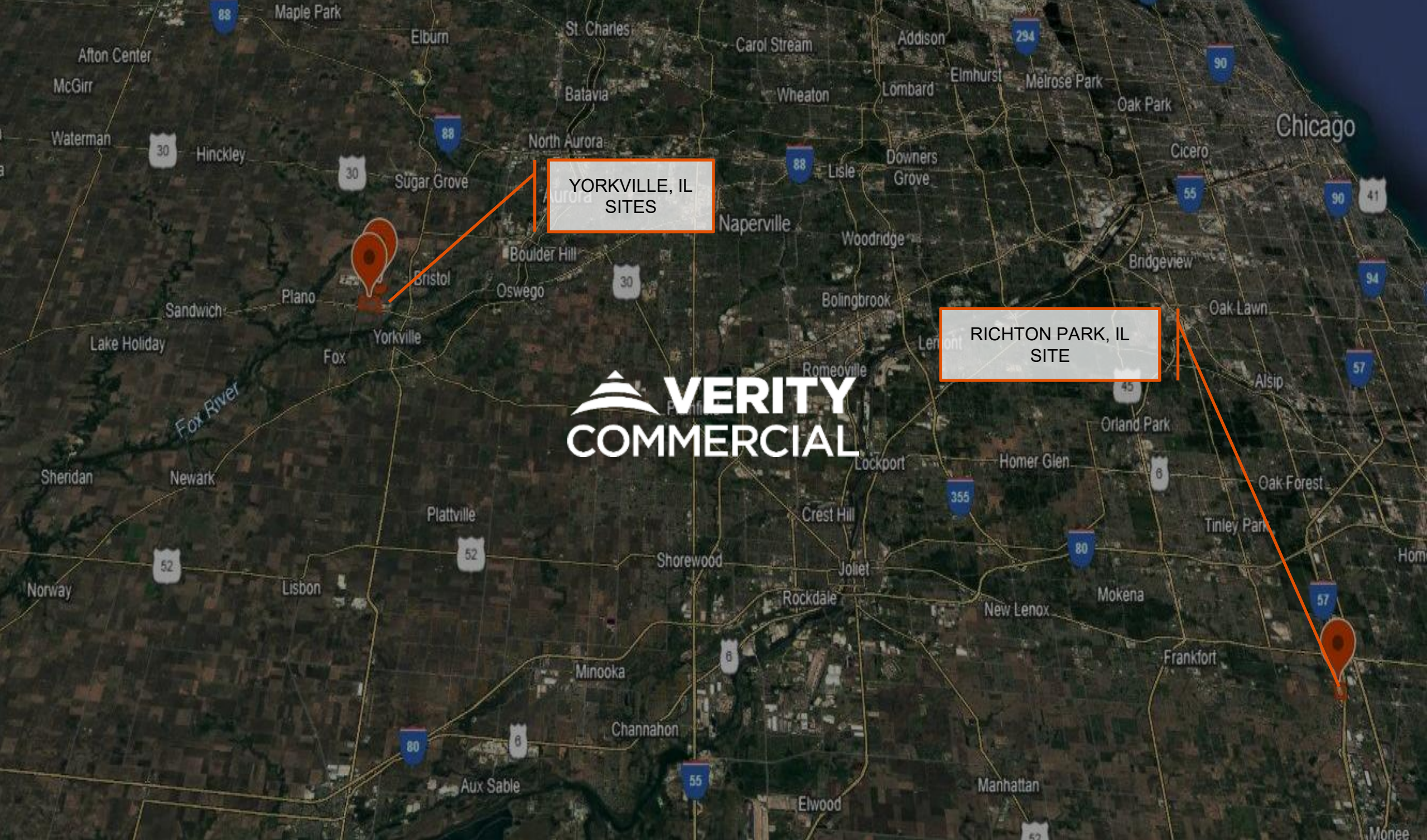
OFCI/EQUIPMENT PROGRAM DEVELOPMENT: Optimize your project with the right equipment. We develop tailored programs for optimal OFCI and equipment integration.



SCHEDULE MANAGEMENT: Timelines matter. We excel in schedule management, keeping the project on time and on target.



CONSTRUCTION MANAGEMENT, QA/QC, AND SAFETY: Safety and quality are non-negotiable. Our construction management includes rigorous QA/QC protocols and unwavering safety standards.



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